



CITY OF NEWTON, MASSACHUSETTS

City Hall

1000 Commonwealth Avenue, Newton, MA 02459-1449

Telephone: (617) 796-1060

TDD/TTY: (617) 796-1089

Fax: (617) 796-1086

www.ci.newton.ma.us

David B. Cohen

Mayor

ZONING BOARD OF APPEALS

Sherri Lougee, Board Secretary

A hearing will be held with the Newton Zoning Board of Appeals in the Aldermanic Chambers, Newton City Hall, 1000 Commonwealth Avenue, Newton Centre, Massachusetts, Tuesday, 28th October 2008 at 7:00 PM on the following petitions:

#18-08 from Chaoran Huang, 92 West Pine Street, Newton, MA, requesting a variance of 7.1 feet from the front yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a 2 ½ story addition consisting of a two car garage with bedrooms on the upper 1 ½ stories, resulting in a front yard setback of 17.9 feet. **(Required front yard setback for old lots created before December 7, 1953 is 25 feet.)** The property is located in a Single Residence 3 district.

#19-08 from Sunanda and Vilangadu Narayanan, 230 Waverly Avenue, Newton, MA, requesting a variance of 3.6 feet from the rear yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to legalize a newly constructed covered patio, resulting in a rear yard setback of 21.4 feet. **(Required rear yard setback for old lots created before December 7, 1953 is 25 feet.)** In addition, petitioners are requesting a .20% variance from the lot coverage requirement of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to legalize the same newly constructed covered patio, resulting in lot coverage of 20.2%. **(Maximum lot coverage for old lots created before December 7, 1953 is 20%.)** Lastly, petitioners are requesting a .40% variance from the minimum open space requirement of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to legalize the same newly constructed covered patio, resulting in open space of 64.6%. **(Minimum open space for old lots created before December 7, 1953 is 65%.)** The property is located in a Single Residence 1 district.

**Newton Tab
8 & 15 October 2008**

**Sherri Lougee
Board Secretary**